

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING  
OF  
TUESDAY, NOVEMBER 26, 1985  
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Hedgecock at 10:05 a.m.

The meeting was recessed by Mayor Hedgecock at 11:52 a.m. to convene as the Special Joint Council Meeting with the Redevelopment Agency and to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Hedgecock at 2:05 p.m. with Council Members Cleator, McColl, and Jones not present. Mayor Hedgecock presented the Architect's Environmental Awareness Program Orchid Award to Water Utilities Director, Armand Campillo and Steve Pearson for the Mission Valley Water Reclamation Project and presented two plaques to Deputy Mayor Mitchell commemorating his years of service on the Council and as Deputy Mayor for the past year. Mayor Hedgecock adjourned the meeting at 5:47 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present
  - (1) Council Member Mitchell-present
  - (2) Council Member Cleator-present
  - (3) Council Member McColl-present
  - (4) Council Member Jones-present
  - (5) Council Member Struiksmma-present
  - (6) Council Member Gotch-present
  - (7) Vacant
  - (8) Council Member Martinez-present
- Clerk-Abdelnour (jb;eb)

FILE: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Hedgecock-present
- (1) Council Member Mitchell-not present
- (2) Council Member Cleator-not present
- (3) Council Member McColl-not present
- (4) Council Member Jones-present

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- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Vacant
- (8) Council Member Martinez-present

**ITEM-310: (R-86-915) ADOPTED AS RESOLUTION R-264546**

Authorizing suggestion awards and making a presentation to the following employees:

Douglas S. Johnson - General Services - \$2,250.  
Paul G. Zielins - General Services - \$1,615.  
Carmen C. Lutes - Building Inspection - \$990.  
Helene Kaufman - Attorney's Office - \$500.

**FILE: MEET**

**COUNCIL ACTION:** (Tape location: A010-085.)

**MOTION BY GOTCH TO ADOPT.** Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-311:**

Two actions relative to authorizing suggestion awards to the following employees:

**Subitem-A: (R-86-916) ADOPTED AS RESOLUTION R-264547**

Al Kaufenberg - Planning - \$340.  
Vincent DeLeva - General Services - \$85.  
George M. Harkleroad - General Services - \$80.  
Pedro Y. Moreno - City Clerk's Office - \$80.

**Subitem-B: (R-86-917) ADOPTED AS RESOLUTION R-264548**

Arthur L. Monett - Water Utilities - \$45.

**FILE: MEET**

**COUNCIL ACTION:** (Tape location: A086-091.)

**MOTION BY GOTCH TO ADOPT.** Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

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**ITEM-330:**

Rezoning a portion of Section 26, Township 14 South, Range 3 West, SBBM (approximately 37.5 acres), located three-quarters of a mile north of Mira Mesa Boulevard, west of Rock Canyon Drive, in the Mira Mesa Community Plan area, from Zone A1-10 (HR) to Zone R1-5000 (HR).  
(Case-84-0508. District-5.)

**Subitem-A: (R-86-856) ADOPTED AS RESOLUTION R-264549**

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-84-0508 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

**Subitem-B: (O-86-83) INTRODUCED, TO BE ADOPTED DECEMBER 16, 1985**

Introduction of an Ordinance for R1-5000 (HR) Zoning.

**FILE: ZONE ORD. NO.**

**COUNCIL ACTION:** (Tape location: A095-118.)

Hearing began at 10:13 a.m. and halted at 10:14 a.m.

**MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEM A AND INTRODUCE SUBITEM B.** Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-331:**

Rezoning a portion of Lots 13 and 14, Pompeii Farms, Map-1738 (approximately 6.2 acres), located one mile east of I-15, south of Camino del Norte, in the Carmel Mountain Ranch Community Plan area, from Zone A1-10 to Zone R1-5000 (SLO (Small Lot Overlay)).  
(Case-85-0401. District-1.)

**Subitem-A: (R-86-857) ADOPTED AS RESOLUTION R-264550**

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration

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EMND-85-0401 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-86-84) INTRODUCED, TO BE ADOPTED DECEMBER 16, 1985

Introduction of an Ordinance for R1-5000 (SLO) Zoning.

FILE: ZONE ORD. NO.

COUNCIL ACTION: (Tape location: A120-129.)

Hearing began at 10:14 a.m. and halted at 10:15 a.m.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEM A AND INTRODUCE SUBITEM B. Second by Cleator. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-332:**

Matters of:

- 1) A proposal to approve the Nexus Technology Centre Specific Plan (approximately 22.50 acres), located at Towne Centre and Executive Drives, in the University Community Plan area;
- 2) A proposal to amend the University Community Plan to redesignate approximately 20 acres from mixed-use to scientific research, and 2.50 acres from open space to scientific research in conjunction with the Nexus Technology Centre Specific Plan. Other appropriate elements of the University Community Plan are also being amended;
- 3) A proposal to amend the Progress Guide and General Plan for the City of San Diego; and
- 4) Certification of Environmental Negative Declaration END-85-0446.  
(District-1)

Subitem-A: (R-86-929) ADOPTED AS RESOLUTION R-264551

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0446 has been completed in compliance with the California

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Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-86-88) INTRODUCED AS AMENDED, TO BE ADOPTED  
DECEMBER 16, 1985

Introduction of an Ordinance approving the Nexus Technology  
Centre Specific Plan.

Subitem-C: (R-86-928) ADOPTED AS RESOLUTION R-264552

Adoption of a Resolution approving the amendment to the  
University Community Plan, to become effective when the  
amendment to the General Plan Map is adopted after the next  
scheduled omnibus hearing.

FILE:

Subitems A & C LAND - Nexus Technology  
Centre Specific Plan

COUNCIL ACTION: (Tape location: A130-180.)

Hearing began at 10:16 a.m. and halted at 10:20 a.m.

Testimony in favor by John Thelan.

MOTION BY MITCHELL TO CLOSE THE HEARING, ADOPT SUBITEMS A AND C,  
AND INTRODUCE SUBITEM B AS AMENDED BY ADDING THE SUGGESTED  
LANGUAGE TO PAGE 22 OF THE PLAN AS SUBMITTED BY JOHN THELAN AS  
FOLLOWS: "PROVIDED, HOWEVER THE DEVELOPER MAY, CONCURRENT WITH  
THE SUBMITTAL OF DEVELOPMENT PLANS FOR ANY LOT OR LOTS ELECT TO  
CONVERT ALLOWABLE SR/MIP USE SQUARE FOOTAGE TO ADDITIONAL  
MULTI-TENANT OFFICE SPACE SUBJECT TO THE FOLLOWING: (i) FOR  
EACH SQUARE FOOT SO CONVERTED, TOTAL SR/MIP USE SQUARE FOOTAGE  
SHALL BE REDUCED BY 2.5 SQUARE FEET; AND (ii) IN NO EVENT SHALL  
SUCH CONVERSION RESULT IN OFFICE USE EXCEEDING 25% OF THE TOTAL  
ALLOWABLE SQUARE FOOTAGE OR 140,500 SQUARE FEET (INCLUDING THE  
56,200 SQUARE FEET). OF THIS TOTAL, AND SUBJECT TO APPROPRIATE  
CONVERSION OF SPACE ON LOTS 5 AND 6, 31,675 SQUARE FEET SHALL BE  
PERMANENTLY RESERVED TO LOT 6. THE AMOUNT OF OFFICE SPACE IN  
EACH PHASE SHALL BE SHOWN AT THE TIME OF PLANNING DEPARTMENT  
APPROVAL OF THE DEVELOPMENT PLANS FOR EACH PHASE." Second by  
Struiksma. Passed by the following vote: Mitchell-yea,  
Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea,  
Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

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**ITEM-333:**

Two actions relative to establishing the First Avenue  
(Laurel Street to Brooks Avenue) Underground Utility  
District:  
(Uptown Community Area. District-8.)

**Subitem-A: (R-86-604) ADOPTED AS RESOLUTION R-264553**

Establishing an Underground Utility District to be known  
and denominated as the First Avenue (Laurel Street to  
Brookes Avenue) Underground Utility District.

**Subitem-B: (R-86-605) ADOPTED AS RESOLUTION R-264554**

Authorizing the expenditure of an amount not to exceed  
\$3,500 from CIP-37-028, Annual Allocation-Undergrounding of  
City Utilities, Federal Revenue Sharing Fund 18013, for the  
purpose of administering the First Avenue (Laurel Street to  
Brooks Avenue) Underground Utility District, minor City  
Force work and other related work.

**CITY MANAGER REPORT:** The proposed district will underground  
the overhead utility facilities on First Avenue between Laurel  
Street and Brookes Avenue. This is a scheduled project in the  
Calendar Year 1987 Capital Improvements Program. The formation  
of this district will require the affected property owners to  
underground the portion of their utilities on their parcel prior  
to removal of the overhead utilities. The total number of  
affected properties in this district is 63, of which 8 are  
single family residential properties, and 55 are commercial or  
multi-family properties. A typical cost range for a licensed  
contractor to perform this conversion work on residential  
private property is \$600 to \$1,100. Conversion costs on  
commercial private properties may vary from \$600 to several  
thousand dollars or more due to differences in service size and  
location. The recently adopted Council Policy 800-2 provides  
for the use of San Diego Gas and Electric Company's annual  
allocation funds (Case 8209) to make reimbursement payments of  
\$300 each to the affected property owners where the required  
length of trenching on private property exceeds 15 feet. A  
future Resolution will establish the date for removal of  
overhead utilities as the undergrounding work approaches  
completion.

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Aud. Cert. 86311.

FILE: STRT K-151

COUNCIL ACTION: (Tape location: A181-380.)

Hearing began at 10:21 a.m. and halted at 10:32 a.m.

Testimony in opposition by Harold Lasher.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND ADOPT. Second by

Gotch. Passed by the following vote: Mitchell-yea,

Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea,

Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-334:**

Two actions relative to establishing the Convoy Street  
(Othello Avenue to Ronson Road) Underground Utility

District:

(Serra Mesa Community Area. District-5.)

**Subitem-A: (R-86-581) ADOPTED AS RESOLUTION R-264555**

Establishing an Underground Utility District to be known  
and denominated as the Convoy Street (Othello Avenue to  
Ronson Road) Underground Utility District.

**Subitem-B: (R-86-582) ADOPTED AS RESOLUTION R-264556**

Authorizing the expenditure of an amount not to exceed  
\$4,500 from CIP-37-028, Annual Allocation-Undergrounding of  
City Utilities, Federal Revenue Sharing Fund 18013 for the  
purpose of administering the Convoy Street (Othello Avenue  
to Ronson Road) Underground Utility District, minor City  
Force work and other related work.

**CITY MANAGER REPORT:** The proposed district will underground  
the overhead utility facilities on Convoy Street between Othello  
Avenue and Ronson Road. This is a scheduled project in the  
Calendar Year 1987 Capital Improvements Program. The formation  
of this district will require the affected property owners to  
underground the portion of their utilities on their parcel prior  
to removal of the overhead utilities. The total number of  
affected properties in this district is 6, all of which are  
commercial or multi-family properties. Conversion costs on  
commercial private properties may vary from \$600 to several  
thousand dollars or more due to differences in service size and  
location. The recently adopted Council Policy 800-2 provides

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for the use of San Diego Gas and Electric Company's annual allocation funds (Case 8209) to make reimbursement payments of \$300 each to the affected property owners where the required length of trenching on private property exceeds 15 feet. A future resolution will establish the date for removal of overhead utilities as the undergrounding work approaches completion.

Aud. Cert. 86330.

FILE: STRT K-152

COUNCIL ACTION: (Tape location: A381-393.)

Hearing began at 10:33 a.m. and halted at 10:34 a.m.

MOTION BY STRUKSMA TO CLOSE THE HEARING AND ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-335:**

Appeal of Seawind Development Co., Inc., by Stephen Lusk, President, from the decision of the Planning Commission in denying Conditional Use Permit CUP-85-0522, which proposes to construct, use and maintain a 21-unit senior citizen housing complex. The 18,525-square foot site is located at the southwest corner of National Avenue and 37th Street, in Zone R-1000, in the Southeast San Diego Community Plan area, and is further described as Lots 12-14, Block 2, Mission Heights Addition, Map-1851 and a portion of Block 3, Logan Avenue Addition, Map-1116.  
(CUP-85-0522. District-4.)

Subitem-A: (R-86-1275) ADOPTED AS RESOLUTION R-264557

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0522 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-86-1276) ADOPTED AS RESOLUTION R-264558,  
GRANTING THE APPEAL AND PERMIT



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Adoption of a Resolution granting or denying the appeal and the permit with appropriate findings to support Council action.

FILE: PERM - CUP-85-0522

COUNCIL ACTION: (Tape location: A394-B350.)

Hearing began at 10:35 a.m. and halted at 11:14 a.m.

Testimony in favor of the appeal by Warren Nielsen, Rev. W. E. Manley, Phyllis Jones and Stephen Lusk.

Testimony in opposition to the appeal by Verna Quinn, Reynaldo Pisano and Joshua Von Wolfram.

MOTION BY JONES TO CLOSE THE HEARING ADOPT SUBITEM A AND ADOPT SUBITEM B, GRANTING THE APPEAL AND THE PERMIT UNDER THE TERMS SPECIFIED BY THE PLANNING DEPARTMENT WITH NO CHANGES TO THE CUP.

Second by Cleator. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-336:**

Matters set forth below which affect the following real property:

Oro Vista Unit 1, Map-11050 and Unit 2, Map-11051 (approximately 22.7 acres), located between I-5 and Oro Vista Road, north of Tocayo Avenue, in Zone CR, in the Otay Mesa-Nestor Community Plan area.

1) Appeals of Ruth J. Schneider, member of Otay Mesa-Nestor Community Planning Committee, from the decision of the Planning Commission in granting:

a) An amendment to Tentative Map TM-85-0256 which proposes an eight-lot subdivision of Lot 8 on the above-described real property; and

b) Conditional Use Permit CUP-82-0399 which proposes to establish a gasoline pump island in conjunction with a convenience store on the above-described real property; and

2) An amendment to the Otay Mesa-Nestor Community Plan, the Local Coastal Program and the General Plan Map; and

3) Proposal to resubmit the amendment to the Otay Mesa-Nestor Community Plan and the Local Coastal Program to the California Coastal Commission for their review and certification as the land use portion of the Local Coastal Program, pursuant to the California Coastal Act of 1976.

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(TM-85-0256 & CUP-82-0399. District-8.)

Subitem-A: (R-86-708) ADOPTED AS RESOLUTION R-264559

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-85-0256 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-86-1241) ADOPTED AS RESOLUTION R-264560,  
DENYING THE APPEAL AND GRANTING THE  
AMENDMENT TO THE MAP

Adoption of a Resolution granting the appeal and denying the amendment to the map or denying the appeal and granting the amendment to the map with appropriate findings to support Council action.

Subitem-C: (R-86-1242) ADOPTED AS RESOLUTION R-264561,  
DENYING THE APPEAL AND GRANTING THE  
PERMIT

Adoption of a Resolution granting the appeal and denying the CUP permit or denying the appeal and granting the CUP permit with appropriate findings to support Council action.

Subitem-D: (R-86-707) ADOPTED AS RESOLUTION R-264562

Adoption of a Resolution approving the amendments to the Community Plan, the Local Coastal Program, and the General Plan Map, to become effective when the amendment to the General Plan Map is adopted after the next omnibus hearing, and authorizing and directing the Planning Department to resubmit the Otay Mesa-Nestor Community Plan and Local Coastal Program to the California Coastal Commission for its review and certification as the land use portion of the Local Coastal Program, pursuant to the California Coastal Act of 1976.

NOTE: On 10/28/85 Council voted 7-1 to deny the request for a hearing of the appeal of the PCD permit.

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Subitems A & C PERM - CUP 82-0399;

Subitem B

SUBD - Oro Vista Unit 2;

Subitem D LAND - Otay

Mesa-Nestor Community Plan

COUNCIL ACTION: (Tape location: B351-605.)

Hearing began at 11:15 a.m. and halted at 11:28 a.m.

Testimony in favor by Vance White and John Thelan.

**MOTION BY MARTINEZ TO CLOSE THE HEARING AND DENY THE APPEAL.**

Second by Cleator. Passed by the following vote: Mitchell-yea,

Cleator-yea, McColl-not present, Jones-yea, Struiksmay-yea,

Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-337:

A proposal to amend Chapter X (Planning and Zoning Regulations) of the San Diego Municipal Code by:

- 1) Rescinding Sections 101.0445, 101.0446, 101.0447, 101.0448, 101.0449 and 101.0450, "Airport Approach Zone", due to the outdated language of the ordinance; and
- 2) Adding an updated Airport Approach Overlay Zone to the approach corridors of Lindbergh Field. The overlay zone establishes a regulatory scheme requiring construction application review by the Federal Aviation Administration and the Port of San Diego before building permit issuance. The overlay zone also requires for proposed structures deemed to be a "hazard to air navigation" by the Federal Aviation Administration, to have a permit from the California Department of Transportation and a hearing before the City Council.

(Districts 2 and 8.)

Subitem-A: (R-86-705) **ADOPTED AS RESOLUTION R-264563**

Adoption of a Resolution directing the Airports Division of the General Services Department to prepare Height Limitation Contour Maps to be used in conjunction with the Airport Approach Overlay Zone for Brown and Montgomery Fields.

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Subitem-B: (O-86-72) INTRODUCED, TO BE ADOPTED DECEMBER  
16, 1985

Introduction of an Ordinance amending the Municipal Code  
relating to the Airport Approach Overlay Zone.

FILE: MEET

COUNCIL ACTION: (Tape location: B606-C270.)

Hearing began at 11:29 a.m. and halted at 11:51 a.m.

Testimony in favor by Hamilton Marston and Malcolm Hughes.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND APPROVE STAFF'S  
RECOMMENDATION. DIRECT THE PLANNING STAFF TO EXPLORE THE  
POSSIBILITY OF COMING UP WITH AN ORDINANCE THAT WOULD REQUIRE THE  
OTHER AIRLINES TO AT LEAST MEET THE NOISE LEVELS THAT PSA IS  
CURRENTLY MEETING WITH THEIR NEW (QUIETER) JETS. ALSO PROVIDE A  
REPORT BASED ON INCENTIVES THAT MIGHT BE PUT INTO THE ORDINANCE TO  
ENCOURAGE AIRLINES TO FOLLOW THE PSA EXAMPLE. Second by Gotch.

Passed by the following vote: Mitchell-yea, Cleator-yea,  
McColl-not present, Jones-yea, Struiksmay-yea, Gotch-yea, District  
7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-338: (R-86-526) ADOPTED AS RESOLUTION R-264570

(Continued from the meeting of October 14, 1985 by Council  
Directive.)

A proposed amendment to the 1975 Uptown Community Plan  
incorporating a new Open Space and Recreation Element to said  
plan.

This new Open Space Element would include maps and plan  
language designed to address parks and public recreation  
facilities, expand the community's open space areas, and  
provide more specific language and development guidelines and  
standards in canyon and hillside areas of the Uptown  
Community.

The Uptown Community Plan Open Space and Recreation Element  
draft is available for review at the City of San Diego  
Planning Department, 4th Floor, City Administration Building.

The Planning Commission held three public hearings on this  
plan amendment on May 30, July 25 and August 22, 1985. At  
the August 22, 1985 public hearing, the Planning Commission  
approved the Open Space and Recreation Element Amendment to  
the 1975 Uptown Community Plan.

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On September 16, 1985, the City Council continued the previously noticed interim rezoning affecting all Hillside Review (HR) Zoned areas in the Uptown Community Plan area. On October 14, 1985 Council heard the rezoning and voted to note and file it.  
(Districts-2 and 8.)

Adoption of a Resolution approving the Uptown Community Plan Open Space and Recreation Element amendment.

FILE: LAND Uptown Community Plan

COUNCIL ACTION: (Tape location: D125-H502.)

Hearing began 2:14 p.m. and halted 5:20 p.m.

Testimony in favor by Michael McDade, David Mulliken, Louis E. Goebel, I. Jay Guedalia, Norman Cullen, Peter Clarke, Ray Hardy, J. J. Rosciszewski, T. A. Bankhead, Rebecca Michael, and Edwin Carey.

Testimony in opposition by Jim Kelley-Markham, Ferdinand Fletcher, Judy Elliot, Pat Higginbotham, Tess Wilcoxson-Stowers, John Lomac, Thomas Ryan, Aline Cheesman, David Kreitler, and Jay Powell.

MOTION BY CLEATOR TO APPROVE THE UPTOWN COMMUNITY PLAN OPEN SPACE

AND RECREATION ELEMENT AMENDMENT DATED NOVEMBER 20, 1985, AND DIRECT THE PLANNING DEPARTMENT TO INCLUDE GUIDELINE DENSITIES OF 1-4 DWELLING UNITS PER ACRE IN DESIGNATED OPEN SPACE AREAS. THE ELEMENT WOULD STIPULATE THAT IF A PARCEL IS PROPOSED TO BE DEVELOPED IN SUCH A MANNER THAT NO PORTION OF A BUILDING OR GRADING EXTENDS INTO THE HR-ZONED AREA, THAT THE SITE MAY BE DEVELOPED TO THE LIMIT OF THE UNDERLYING ZONING. HOWEVER, IF A PORTION OF A BUILDING OR GRADING PENETRATES THE HR ZONE, THEN THE PERMITTED DENSITY OF THE HR-ZONED PORTION OF THE SITE SHOULD BE LIMITED TO BETWEEN 1 AND 4 D.U./ACRE. HOWEVER THE APPROPRIATE DENSITY WITHIN THE 1-4 D.U. RANGE WOULD BE DETERMINED BASED UPON THE HILLSIDE/CANYON EVALUATION CRITERIA AND MATRICES INCLUDED WITHIN THE OPEN SPACE ELEMENT. IN NO CASE, HOWEVER, WOULD THE HR-PORION OF THE SITE BE PERMITTED TO DEVELOP AT A DENSITY GREATER THAN 4 D.U./ACRE. THE TOTAL NUMBER OF UNITS PERMITTED ON THE SITE COULD NOT EXCEED THE SUM OF THE UNITS PERMITTED IN THE HR (1-4 D.U./ACRE MAXIMUM) PORTION PLUS THE NUMBER OF UNITS ALLOWED BY THE ZONING ON THE NON-HR PORTION. THE PORTION OF THE PROPERTY OUTSIDE THE HR ZONE COULD BE DEVELOPED AT THE DENSITY OF THE UNDERLYING ZONE. ADDITIONALLY ADD THAT THE OPEN SPACE DESIGNATION COULD BE ADJUSTED BY THE CITY COUNCIL FOR PARCELS WHICH WERE NOT APPROPRIATELY DESIGNATED OPEN SPACE, AND THAT

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SUCH ADJUSTMENTS COULD BE CONSIDERED AND MADE BY THE COUNCIL WITHOUT THE REQUIREMENT FOR A COMMUNITY PLAN AMENDMENT, INCLUDING THE HR ZONE.

Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

**ITEM-S500: (O-86-90) INTRODUCED AND ADOPTED AS ORDINANCE O-16547  
(New Series)**

Introduction and adoption of an Ordinance amending Ordinance O-16475 (New Series), as amended, entitled " An Ordinance adopting the Annual Budget for the Fiscal Year 1985-86 and appropriating the necessary money to operate the City for said Fiscal Year" by amending Document No. 00-16475-1, as amended and adopted therein, by adding to the personnel authorization of the Building Inspection Department (130), 6.00 positions; authorizing the allocation of the sum of \$162,310 from Enterprise Fund No. 41300, Unappropriated Fund Balance to the Building Inspection Department (130), for the purpose of fully funding the above authorized positions for the remainder of period January 1, 1986 through June 30, 1986.

CITY MANAGER REPORT: In January, 1985, a City Manager task force was established to study ways to improve the quality of the City construction permit process. On July 8, 1985, the major findings of the study were presented to the Rules Committee and were the subject of City Manager Report CMR-85-341, dated July 1, 1985. The Rules Committee accepted the report and directed the City Manager to respond within 90 days to five specific items, including "Changes to the Building Inspection Department's FY 1986 Enterprise Fund expenditure schedule necessary to implement the recommended changes." These changes are discussed in City Manager Report CMR-85-523, dated October 23, 1985, including its attachment "B" which recommended 18 new positions. The need for these positions is discussed in detail in City Manager Report CMR-85-341. On October 28, 1985, the Rules Committee, in addition to deciding on a location for the Permit Center, recommended authorizing six of the new positions commencing January, 1986, and

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the attendant expenditure of \$162,310 from the Building Inspection Department's Enterprise Fund. The remaining 12 new positions will be requested for FY 1987 during the next regular budget cycle. The following excerpt from Attachment "B" shows the six positions requested:

2.0 Deputy Directors (U/C)	\$66,700
*1.0 Administrative Analyst	23,316
*1.0 Automation Coordinator	23,316
*1.0 Computer Programmer	25,662
*1.0 Training Coordinator	23,316
6.0 Positions Total **FY 86	\$162,310

\*Indicates working title; position classification subject to determination by Personnel.

\*\*Includes salary and fringe benefits from December, 1985 through June, 1986.

Aud. Cert. 86451.

NOTE: See Item S408.

FILE: MEET

COUNCIL ACTION: (Tape location: C271-284.)

MOTION BY STRUIKSMA TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT THE ORDINANCE. Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S501: (R-86-925) ADOPTED AS RESOLUTION R-264564

Authorizing the City Manager to file an Urban Development Action Grant Application with the United States Department of Housing and Urban Development (HUD), under Section 119 of Title I of the Housing and Community Development Act of 1974, as amended, in an amount of \$690,000 for the purpose of obtaining an Urban Development Action Grant related to the development of the Gateway Partners Limited hotel project in Southeast San Diego; authorizing the City Manager, upon the approval of the application, to expend as a 20 percent local match \$138,000 of the \$310,000 Revenue Sharing Funds, Fund No. 18013, previously allocated by the Council on January 30, 1984, by Resolution R-260037; directing that such sum shall be provided in the form of a secured City loan to be repaid

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to the City over as short a term as possible and as negotiated by the Southeast Economic Development Corporation and the applicant developer; authorizing the City Manager, upon approval of the application, to expend \$172,000 of the \$310,000 Revenue Sharing Funds, Fund No. 18013, previously allocated as noted above, as a cash commitment to fund public improvements and other necessary costs which would otherwise have been borne by the developer of the project; directing the City Manager to seek the most favorable terms possible related to accelerated payback interest return and security for both the City match and the Urban Development Action Grant in negotiations with HUD and Gateway Partners Limited. (See memorandum from SEDC Executive Vice President, dated 11/18/85. Southeast San Diego Community Area. District-4.) Aud. Cert. 86467.

FILE: MEET CONFY86-1

COUNCIL ACTION: (Tape location: C271-284.)

MOTION BY STRUIKSMA TO ADOPT. Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S502: INCLUDED WITH ITEM-338

(Continued from the meeting of November 18, 1985 by common consent.)

The matter of a report regarding the Uptown Open Space Element.

(See memorandum from Council Member Mike Gotch dated 11/12/85; memorandums from the Planning Director dated 11/12/85 and 10/31/85. Uptown Community Area. Districts-2 and 8.)

FILE: LAND Uptown Community Plan

COUNCIL ACTION: (Tape location: D125-H502.)

By common consent this matter was included in the consideration of ITEM-338.

ITEM-UC-5: (R-86-1153) ADOPTED AS RESOLUTION R-264571

A Resolution presented to the City Council with UNANIMOUS CONSENT:



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Excusing Council Member Gloria McColl from the morning session of the November 26, 1985 Council meeting for the purpose of vacation.

FILE: MEET

COUNCIL ACTION: (Tape location: H517-H525.)

MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-present, Jones-yea, Struiksmayea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

Motion by Martinez to extend the Council Meeting for ten minutes past 5:30 p.m. Second by Jones. Passed by the following vote: Yeas-1,2,3,4,5,6,8,M. Nays-none. District 7-vacant.

ITEM-UC-6: (R-86-1152) ADOPTED AS RESOLUTION R-264572

A Resolution presented to the City Council with UNANIMOUS CONSENT:

A resolution authorizing the use by the Old Mission Beach Athletic Club (OMBAC) of two City-owned stages for the Holiday Bowl Heart of San Diego Marathon and Ten Kilometer Race to be held December 1, 1985.

FILE: MEET

COUNCIL ACTION: (Tape location: H525-535.)

MOTION BY GOTCH TO ADOPT. Second by Mitchell. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksmayea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-7: (R-86-1026) ADOPTED AS RESOLUTION R-264573

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Calling on the State of California and the United States Small Business Administration to establish a Small Business Development Center (SBDC) in the San Diego area and release budgeted funds for such center to serve the vital needs of small businesses in san Diego as rapidly as possible; forwarding this resolution to the officials listed in Exhibit A, encouraging appropriate steps to be taken to ensure San Diego's participation in this worthwhile, essential program.

FILE: MEET

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COUNCIL ACTION: (Tape location: H535-549.)

MOTION BY JONES TO ADOPT. Second by Mitchell. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-8:

Two Resolutions relative to approving the negotiated lease between the City of San Diego and the Lake Hodges Performing Arts Association presented to the City Council with UNANIMOUS CONSENT:

Subitem-A (R-86-1031) ADOPTED AS RESOLUTION R-264574

Certifying that the information contained in Mitigated Environmental Negative Declaration MEND-84-0178, dated September 24, 1984, issued in connection with the lease of approximately 30 acres of City-owned land in the Rancho Bernardo/Lake Hodges area, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto, and that said Declaration has been reviewed and considered by the Council.

Subitem-B (R-86-1030) ADOPTED AS RESOLUTION R-264575

Authorizing the execution of a three-year Option Agreement with Lake Hodges Performing Arts Association, Inc. to lease for a term of thirty-five years approximately thirty acres of City-owned property in the Rancho Bernardo/Lake Hodges area.

FILE: LEAS - Lake Hodges Performing Arts Association  
LEASFY86-1

COUNCIL ACTION: (Tape location: H549-I142.)

Motion by Jones to refer the matter to the next Council meeting.

No second.

Motion by Struiksma to suspend the rules to extend the time of the Council Meeting for five more minutes. Second by Mitchell.

Passed by the following vote: Yeas-1,4,5,6,8,M. Nays-None. Not present-2,3. District 7-vacant.

MOTION BY MITCHELL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-not present, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

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**ADJOURNMENT:**

The meeting was adjourned by Mayor Hedgecock at 5:47 p.m.

**FILE: MEET**

**COUNCIL ACTION:** (Tape location: I143).